

EXHIBIT A

Legal Boundary Descriptions and Lot Drawings

OUT OF TAX ID: 02-009-0-0092:**CURRENT DESCRIPTION:**

BEG AT THE SW COR OF SEC 29, T3S, R4W, SLB&M; AND RUN TH N 89°39'39" E 1918.543 FT TO THE SW COR OF WESTLAND COVE PH 5 TH N 00°45'10" E 396.09 FT; TH N 00°45'10" E 393.05 FT; TH N 00°18'51" E 401.61 FT; TH N 01°18'32" E 88.04 FT; TH S 69°55'40" E 83.24 FT; TH E 104.87 FT; TH N 05°28'39" E 74.369 FT M/L TO THE N LI OF THE S 1/2 OF THE SW QTR, THE WLY ALG SD S LI 1407.62 FT M/L TO A PT ON THE ELY BDY OF THE TOOEELE CITY REDEVELOPMENT AGENCY PPTY; TH S 16°07'22" W 407.25 FT, TH N 73°52'38" W 64.45 FT TH ALG A 150 FT RADIUS CURVE THE THE LEFT 246.068 FT WITH A C/A OF 93°59'27", TH S 12°07'58" W 80.02 FT, TH N 77°52'05" W 180.479 FT, TH S 14°40' W 634.10 FT TO THE W SEC LI; TH S ALG SEC LI 187.80 FT TO POB. (BALANCE OF 2-9-32 AFTER PT TO TOOEELE CITY COMMERCIAL PARK PHASE III FOR 2004 YEAR.) 50.57 AC 05/08/2003 05/08/2003----LESS 0.704 AC TO 2-9-76. BALANCE OF 2-9-66 AFTER 2-9-76 FOR 2010 YEAR. 49.866 AC---LESS 26.37 AC TO 2-9-80 AS PER WD ENTRY #337099. BALANCE OF 2-9-78 AFTER 2-9-80 FOR 2011 YEAR. 23.50 AC---LESS 3.939 AC TO TOOEELE BLVD. (ENTRY # 401144). BALANCE OF 2-9-81 AFTER 2-9-R FOR 2015 YEAR. 19.561 AC

PROPOSED DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°05'41" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 771.19 FEET; THENCE NORTH 89°54'19" EAST, A DISTANCE OF 91.66 FEET TO THE EAST LINE OF 1200 WEST STREET AND THE POINT OF BEGINNING; THENCE SOUTH 79°18'11" EAST, A DISTANCE OF 488.24 FEET; THENCE SOUTH 16°07'20" WEST, A DISTANCE OF 269.50 FEET; THENCE NORTH 79°18'33" WEST, A DISTANCE OF 485.95 FEET TO THE EAST LINE OF 1200 WEST STREET; THENCE NORTH 15°38'12" EAST ALONG SAID EAST LINE, A DISTANCE OF 269.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: 130,683 SQUARE FEET OR 3.00 ACRES +/-

TAX ID: 02-010-0-0051:**CURRENT DESCRIPTION (02-010-0-0051):**

BEG AT THE NW COR OF SEC 32, T3S, R4W, SLB&M; TH N 89°39'39" E 1326.44 FT TO THE 1/16TH LI; TH S 00°32'40" E 1250.46 FT ALG SD 1/16TH LI, TH W 239.50 FT; TH S 00°00'08" E 1398.31 FT TO THE S LI OF THE NW 1/4; TH S 89°42'24" W 1094.91 FT ALG SD 1/4 SEC LI; TH N 00°05'28" W 2073.04 FT TO WPRR R/W; TH S 57°40' E 402.80 FT; TH N 32°20' E 100 FT; TH N 57°40' W 468.40 FT TO THE W SEC LI; TH N 00°05'28" W 453.90 FT TO POB. BALANCE OF 2-10-37 AFTER 1.17 AC TO WEST MEADOWS PLAT D FOR 2007 YEAR.----LESS 18.148 AC PER WD ENTRY # 337099 FOR 2011 YEAR. BALANCE OF 2-10-44 AFTER 2-10-46, 2-10-47 AND 2-9-80 FOR 2011 YEAR. 54.135 AC---LESS 5.2 AC TO TOOELE BLVD (ENTRY #401144). OUT OF 2-10-48 FOR 2015 YEAR. 48.935 AC

CURRENT DESCRIPTION (02-009-0-0092):

BEG AT THE SW COR OF SEC 29, T3S, R4W, SLB&M; AND RUN TH N 89°39'39" E 1918.543 FT TO THE SW COR OF WESTLAND COVE PH 5 TH N 00°45'10" E 396.09 FT; TH N 00°45'10" E 393.05 FT; TH N 00°18'51" E 401.61 FT; TH N 01°18'32" E 88.04 FT; TH S 69°55'40" E 83.24 FT; TH E 104.87 FT; TH N 05°28'39" E 74.369 FT M/L TO THE N LI OF THE S 1/2 OF THE SW QTR, THE WLY ALG SD S LI 1407.62 FT M/L TO A PT ON THE ELY BDY OF THE TOOELE CITY REDEVELOPMENT AGENCY PPTY; TH S 16°07'22" W 407.25 FT, TH N 73°52'38" W 64.45 FT TH ALG A 150 FT RADIUS CURVE THE THE LEFT 246.068 FT WITH A C/A OF 93°59'27", TH S 12°07'58" W 80.02 FT, TH N 77°52'05" W 180.479 FT, TH S 14°40' W 634.10 FT TO THE W SEC LI; TH S ALG SEC LI 187.80 FT TO POB. (BALANCE OF 2-9-32 AFTER PT TO TOOELE CITY COMMERCIAL PARK PHASE III FOR 2004 YEAR.) 50.57 AC 05/08/2003 05/08/2003----LESS 0.704 AC TO 2-9-76. BALANCE OF 2-9-66 AFTER 2-9-76 FOR 2010 YEAR. 49.866 AC---LESS 26.37 AC TO 2-9-80 AS PER WD ENTRY #337099. BALANCE OF 2-9-78 AFTER 2-9-80 FOR 2011 YEAR. 23.50 AC---LESS 3.939 AC TO TOOELE BLVD. (ENTRY # 401144). BALANCE OF 2-9-81 AFTER 2-9-R FOR 2015 YEAR. 19.561 AC

CURRENT DESCRIPTION (02-010-0-0022):

A TRACT OF LAND SIT IN NW 1/4 OF SEC 32 T3S R4W SLB&M DESC AS FOLL BEG AT A PT ON W LI OF SEC 32, DISTANT SRLY ALG SD W LI 453.9 FT FR THE NW COR OF SD SEC 32, RUN S 57° 40' E 468.4 FT, S 32° 20' W 100 FT, N 57° 40' W 402.8 FT TO W LI OF SD SEC 32, TH NRLY ALG SD W LI OF SD SEC 32, 119.6 FT TO POB. 1.00 AC

PROPOSED DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 30, AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°05'41" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 29.95 FEET; THENCE SOUTH 89°43'19" WEST, A DISTANCE OF 117.24 FEET TO THE EAST LINE OF 1200 WEST STREET; THENCE NORTH 15°38'12" EAST ALONG SAID EAST LINE, A DISTANCE OF 501.19 FEET; THENCE SOUTH

79°18'33" EAST, A DISTANCE OF 485.95 FEET; THENCE NORTH 16°07'20" EAST, A DISTANCE OF 523.28 FEET; THENCE NORTH 73°52'43" WEST, A DISTANCE OF 39.53 FEET TO THE EAST LINE OF INNOVATIVE SUBDIVISION (ENTRY NO. 396498); THENCE NORTH 16°07'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 84.41 FEET; THENCE SOUTH 73°52'40" EAST, A DISTANCE OF 390.65 FEET TO THE WEST LINE OF TOOELE BOULEVARD (ENTRY NO. 401144); THENCE SOUTHWESTERLY ALONG SAID WEST LINE THE FOLLOWING NINE (9) COURSES:

1) THENCE SOUTH 16°07'20" WEST, A DISTANCE OF 1778.91 FEET TO A POINT OF CURVATURE; 2) THENCE 155.61 FEET ALONG A 553.00 RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 08°03'40" WEST, 155.10 FEET); 3) THENCE SOUTH 00°00'02" EAST, A DISTANCE OF 254.71 FEET TO A POINT OF CURVATURE; 4) THENCE 44.34 FEET ALONG A 29.50 RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 43°03'31" WEST, 40.28 FEET); 5) THENCE SOUTH 00°00'02" EAST, A DISTANCE OF 66.00 FEET TO A POINT OF CURVATURE; 6) THENCE 44.34 FEET ALONG A 29.50 RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 43°03'35" EAST, 40.28 FEET); 7) THENCE NORTH 89°59'58" EAST, A DISTANCE OF 106.00 FEET TO A POINT OF CURVATURE; 8) THENCE 44.34 FEET ALONG A 29.50 RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 43°03'30" EAST, 40.28 FEET); 9) THENCE NORTH 89°59'58" EAST, A DISTANCE OF 479.87 FEET TO THE WEST LINE OF WEST MEADOWS PLAT "D" AMENDED SUBDIVISION (ENTRY NO. 301108); THENCE SOUTH 00°00'04" EAST ALONG SAID WEST LINE, A DISTANCE OF 1,336.42 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°42'18" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,094.86 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 00°05'28" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,696.22 FEET; THENCE NORTH 89°54'32" EAST, A DISTANCE OF 176.82 FEET; THENCE NORTH 00°05'28" WEST PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 200.00 FEET; THENCE SOUTH 89°54'32" WEST, A DISTANCE OF 176.82 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°05'28" WEST ALONG SAID WEST LINE, A DISTANCE OF 750.32 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32 AND THE POINT OF BEGINNING.

CONTAINS: 2,753,598 SQUARE FEET OR 63.214 ACRES +/-

OUT OF TAX ID: 02-018-0-0011 and 02-010-0-0051:

CURRENT DESCRIPTION (02-018-0-0011):

ALL OF THE NE 1/4 OF THE NE 1/4, SEC 31, T3S, R4W, SLB&M LYING E OF THE SPLA & SLRR RUNNING N & S. (ANNEXED TO TOOELE CITY FOR 88 TAX ROLL) 26.79 AC 04/27/2001

CURRENT DESCRIPTION (02-010-0-0051):

BEG AT THE NW COR OF SEC 32, T3S, R4W, SLB&M; TH N 89°39'39" E 1326.44 FT TO THE 1/16TH LI; TH S 00°32'40" E 1250.46 FT ALG SD 1/16TH LI, TH W 239.50 FT; TH S 00°00'08" E 1398.31 FT TO THE S LI OF THE NW 1/4; TH S 89°42'24" W 1094.91 FT ALG SD 1/4 SEC LI; TH N 00°05'28" W 2073.04 FT TO WPRR R/W; TH S 57°40' E 402.80 FT; TH N 32°20' E 100 FT; TH N 57°40' W 468.40 FT TO THE W SEC LI; TH N 00°05'28" W 453.90 FT TO POB. BALANCE OF 2-10-37 AFTER 1.17 AC TO WEST MEADOWS PLAT D FOR 2007 YEAR.----LESS 18.148 AC PER WD ENTRY # 337099 FOR 2011 YEAR. BALANCE OF 2-10-44 AFTER 2-10-46, 2-10-47 AND 2-9-80 FOR 2011 YEAR. 54.135 AC---LESS 5.2 AC TO TOOELE BLVD (ENTRY #401144). OUT OF 2-10-48 FOR 2015 YEAR. 48.935 AC

PROPOSED DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 32 AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°05'28" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 750.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°54'32" EAST, A DISTANCE OF 176.82 FEET; THENCE SOUTH 00°05'28" EAST PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 200.00 FEET; THENCE SOUTH 89°54'32" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°05'28" WEST PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 200.00 FEET; THENCE NORTH 89°54'32" EAST, A DISTANCE OF 23.18 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4,000 SQUARE FEET OR 0.918 ACRES +/-

TAX ID: 02-018-0-0011:

CURRENT DESCRIPTION:

ALL OF THE NE 1/4 OF THE NE 1/4, SEC 31, T3S, R4W, SLB&M LYING E OF THE SPLA & SLRR RUNNING N & S. (ANNEXED TO TOOELE CITY FOR 88 TAX ROLL) 26.79 AC
04/27/2001 04/27/2001

PROPOSED DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°05'28" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 750.32 FEET; THENCE SOUTH 89°54'32" WEST, A DISTANCE OF 23.18 FEET; THENCE SOUTH 00°05'28" EAST PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 200.00 FEET; THENCE NORTH 89°54'32" EAST, A DISTANCE OF 23.18 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 00°05'28" EAST ALONG SAID EAST LINE, A DISTANCE OF 372.95 FEET; THENCE SOUTH 89°42'59" WEST, A DISTANCE OF 1,105.82 FEET TO THE EAST LINE OF THE L.A. & S.L. RAIL ROAD RIGHT-OF-WAY; THENCE NORTH 12°07'35" EAST ALONG SAID EAST LINE, A DISTANCE OF 1,354.92 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°43'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 819.09 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND THE POINT OF BEGINNING.

CONTAINS: 1,268,944 SQUARE FEET OR 29.131 ACRES +/-

